

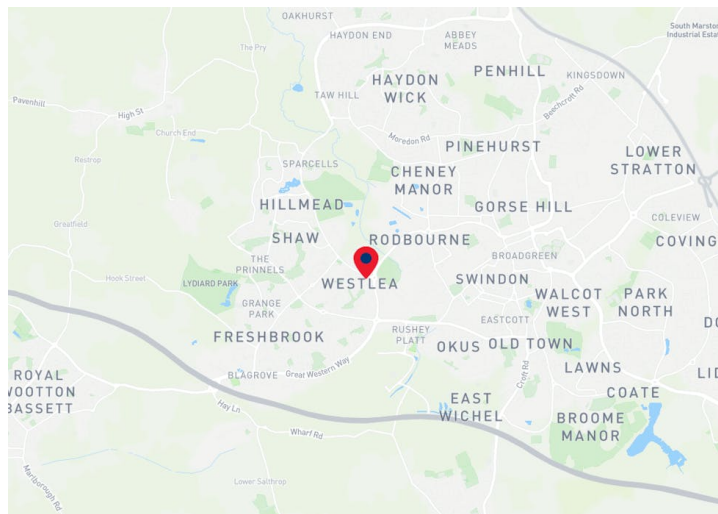


**7 Glenmore Business Park, Southmead Close, Westmead,
Swindon, SN5 7FP**

MODERN END TERRACED LIGHT INDUSTRIAL UNIT

**1,545 sq ft
(143.54 sq m)**

- LIGHT INDUSTRIAL UNIT
- 6M MINIMUM EAVES HEIGHT
- 3 PHASE POWER SUPPLY
- ENCLOSED MEZZANINE OFFICE
- TWO ALLOCATED PARKING SPACES
- LED LIGHTING



Summary

Available Size	1,545 sq ft / 143.54 sq m
Rent	£16,950.00 per annum
Rateable Value	£12,250.00
Rates Payable	£6,112.75 per annum
Rates Comment	Small Business Rates Relief may apply
EPC	A (22)

Location

The Glenmore Business Park is situated on Westmead Industrial Estate, which is the principle industrial area on the west side of town. It is approximately 2 miles to the west of Swindon town centre. It is a popular location with a mixture of industrial and trade counter occupiers.

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Description

Unit 7 comprises a modern end terraced unit constructed in 2015. The building is of steel portal frame construction, with part brick, steel profile clad and glazed elevations.

Vehicle access to the warehouse is gained via a sectional up and over insulated loading door in the front elevation. Internally, the facility has a minimum clear eaves height of 6m.

At the front of the unit there is a separate personnel entrance.

At first floor there is an enclosed mezzanine which is currently used as an office.

The unit benefits from a three phase electrical power supply, warehouse lighting, a gas supply, WC and kitchenette.

Externally there are two allocated car parking spaces and a loading area to the front.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse, WC and Kitchenette	1,053	97.83
1st - Office	492	45.71
Total	1,545	143.54

Tenure

Available on a new 5-year full repairing and insuring lease agreement.

Viewings

By prior appointment through the agent.



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